VILLAGE OF NORTHPORT
PLANNING COMMISSION

RESOLUTION NO. 2026-9

A RESOLUTION RECOMMENDING APPROVAL OF A REQUEST FOR CLASS B NONCONFORMING STATUS FOR PROPERTY LOCATED AT 800 N. MILL STREET

WHEREAS, the Village of Northport Planning Commission received an application from Christopher Irvine, Owner, requesting Class B Nonconforming Status for property commonly known as 800 North Mill Street, Parcel No. 042-234-042-00, to permit demolition of an existing dwelling and construction of a replacement dwelling; and

WHEREAS, the subject property is located within the D-1 Multi-Use Zoning District; and

WHEREAS, Article XXI of the Village of Northport Zoning Ordinance establishes the procedures and standards governing Class B Nonconforming Status; and

WHEREAS, pursuant to Section 21.05 of the Village of Northport Zoning Ordinance, the Planning Commission conducted a duly noticed public hearing, reviewed the application, supporting documentation, site plan, staff analysis, and public comments, and is required to forward a recommendation to the Village Council together with written findings.

FINDINGS OF FACT:

1. After reviewing the record, the Planning Commission makes the following findings:
   a. The application was properly submitted pursuant to Article XXI of the Village of Northport Zoning Ordinance.
   b. The application includes a specific redevelopment proposal involving demolition of the existing dwelling and construction of a replacement dwelling adjacent to the existing building envelope shown on the submitted plans.
   c. The existing structure constitutes a lawful nonconforming structure eligible for consideration under Article XXI.

2. The Planning Commission finds that the proposal satisfies the General Criteria for Class B approval established in Section 21.07 of the Zoning Ordinance because:
   a. The proposed redevelopment is not contrary to the public health, safety, or welfare.
   b. The proposed redevelopment will not adversely affect surrounding property values.
   c. The proposed redevelopment will not interfere with the use and enjoyment of surrounding properties or other permitted uses within the D-1 District.
   d. The replacement dwelling is compatible with the character of the surrounding neighborhood.
   e. To the extent applicable, the proposal is consistent with the intent and purpose of Article XXI governing nonconforming structures.

3. The Planning Commission further finds that the proposal satisfies the applicable requirements for Class B Nonconforming Status under Section 21.08 because:
   a. The existing lawful residential use will continue.
   b. The proposal represents redevelopment of an existing nonconforming structure rather than establishment of a new nonconforming use.
   c. The proposed construction will comply with all applicable provisions of the Village

Zoning Ordinance except those expressly authorized through approval of Class B status.

d. The existing dwelling may remain occupied during construction of the replacement dwelling; however, upon issuance of an occupancy permit for the replacement dwelling, occupancy of the existing dwelling shall cease, and the existing dwelling shall thereafter be demolished as part of completion of the approved redevelopment.

The Planning Commission finds that approval of the request advances the purposes of Article XXI by allowing reasonable reinvestment in an existing property while reducing long-term nonconformities where practical.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Northport Planning Commission hereby recommends that the Village Council approve the request for Class B Nonconforming Status for property located at 800 North Mill Street, Parcel No. 042-234-042-00, subject to the following conditions:

1. The existing dwelling may remain occupied while the replacement dwelling is under construction. Upon issuance of an occupancy permit for the replacement dwelling, occupancy of the existing dwelling shall cease.

2. The existing dwelling shall thereafter be demolished and removed as part of completion of the approved redevelopment.

3. Pursuant to Section 21.05 of the Zoning Ordinance, the approved redevelopment, including demolition and removal of the existing dwelling, shall be substantially completed within eighteen (18) months of Village Council approval of the Class B designation, as determined by the Zoning Administrator.

BE IT FURTHER RESOLVED, that this Resolution, together with the application, supporting materials, and Planning Commission findings, shall be transmitted to the Village Council for consideration.

Adopted by the Village of Northport Planning Commission this 14th day of October, 2026.

YEAS: Cavendish, Gale, McMillan, Newell, Woomer

NAYS: None

ABSENT: Scott

ABSTAIN: None

CERTIFICATION

I, Jane Gale, Planning Commission Chair for the Village of Northport, County of Leelanau, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Village of Northport Planning Commission during its meeting held on October 14, 2026.

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Jane Gale, Chair